

APPROVED

PLANNING COMMISSION SUBCOMMITTEE MINUTES

January 9, 2008

I. ROLL CALL

Present: Ali-Santosa, Tabladillo and Williams
Absent: None
Staff: Bejines, Hom, Maxwell, Lindsay and Ogaz

1. 'S' ZONE AMENDMENT NO. SA08-0001

Cindy Maxwell, Project Planner, presented compliance with special condition no. 9 requiring Subcommittee review and approval of site lighting plans for 'S' Zone Approval No. SZ2004-100 to demolish four existing buildings and construct two new buildings totaling 46,350 square feet for Christ Community Church at 1000 South Park Victoria Drive. Ms. Maxwell recommended approval as submitted.

Motion to approve 'S' Zone Amendment No. SA08-0001.

M/S: Tabladillo/Williams

AYES: 2

NOES: 0

2. ADMINISTRATIVE PERMIT NO. AD07-0003

Cindy Hom, Project Planner, presented a request to have four outdoor events that are scheduled for 1/18/08, 4/18/08, 7/25/08 and 10/17/08 between the hours of 3:00 p.m. to 6:00 p.m. in the Linear Technology Building parking lot located at 790 Sycamore Drive. Ms. Hom recommended approval subject to findings and conditions of approval.

Commissioner Tabladillo asked what type of events will the company have and Ms. Hom said they are employee events.

Commissioner Tabladillo asked if the set up will occur the same day and Ms. Hom said yes.

Commissioner Tabladillo asked where is the handicap parking spaces located and Ms. Hom said they are located near the entrances of the building.

Commissioner Tabladillo asked if they will have generators and Ms. Hom said no, the electricity will be pulled from Building three.

Commissioner Tabladillo asked how many visitors will be at the events and Ms. Hom said the company has about 600 employees and there is sufficient parking.

Motion to approve Administrative Permit No. AD07-0003.

M/S: Williams/Tabladillo

AYES: 2

NOES: 0

**3. 'S'
AMENDMENT
SA07-0004**

**ZONE
NO.**

Cindy Hom, Project Planner, presented a request to construct an 800 square foot concrete masonry storage enclosure and to install new landscaping at the northwest corner of the Walmart parking lot area located at 301 Ranch Drive. Ms. Hom recommended approval subject to findings and conditions of approval.

Commissioner Tabladillo asked what will the enclosure be used for and Ms. Hom said they will store pallets and there will be landscaping around the enclosure.

Commissioner Tabladillo asked if teenagers could get back there and Ms. Hom said there will be a ten foot wall.

Commissioner Tabladillo asked if they have a lighting plan and Ms. Hom said no.

After further discussion, the Commissioners and staff came up with the following added condition:

- *The applicant shall provide a lighting plan that demonstrates adequate and safe lighting within the enclosure area for review and approval by the Police Department and Planning Division.*

Motion to approve 'S' Zone Amendment No. SA07-0004.

M/S: Williams/Tabladillo

AYES: 2

NOES: 0

**4. 'S'
AMENDMENT
SA2007-57**

**ZONE
NO.**

Cindy Hom, Project Planner, presented a request for modifications to an existing concrete patio located at 1623 Buckeye Drive. Ms. Hom recommended approval subject to findings and conditions of approval.

Motion to approve 'S' Zone Amendment No. SA2007-57.

M/S: Williams/Tabladillo

AYES: 2

NOES: 0

**II.
ADJOURNMENT**

This meeting was adjourned at 7:00 p.m.

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**I.
PLEDGE OF
ALLEGIANCE**

Chair Williams called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

**II.
ROLL CALL**

Present: Ali-Santosa, Ciardella, Mandal, Sandhu, Tabladillo and Williams
Absent: None
Staff: Bejines, Gilli, Hom, Lindsay, Maxwell and Ogaz

**III.
PUBLIC FORUM**

Chair Williams invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendaize the matter for a future meeting.

There were no speakers from the audience.

**IV.
APPROVAL OF MINUTES
December 12, 2007**

Chair Williams called for approval of the minutes of the Planning Commission meeting of December 12, 2007.

There were no changes to the minutes

Motion to approve the minutes of December 12, 2007.

M/S: Sandhu/Mandal

AYES: 6

NOES: 0

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**V.
ANNOUNCEMENTS**

James Lindsay, Planning and Neighborhood Services Director, announced that staff is working on streamlining the planning process and better organizing staff reports, resolutions and conditions of approval and would welcome any comments from the Commission via phone or e-mail. He acknowledged Sheldon Ah Sing, Sr. Planner, who worked on the new format.

Commissioner Ciardella said he talked to Ted Weller who mentioned that the Weller Palm located on the Apton Plaza site is not being properly maintained and asked if the City could take initiative and water the tree. Mr. Lindsay said he called the property owner who assured him that someone would take care of it.

Chair Williams acknowledged Felix Reliford and presented him a certificate in recognition of his outstanding service and dedication to the Planning Commission and the community serving as the acting Planning Director for the last 10 months.

**VI.
CONFLICT
OF INTEREST**

City Attorney Mike Ogaz asked if any member of the Commission has any personal or financial conflict of interest on tonight's agenda.

There were no commissioners who identified a conflict of interest.

**VII.
APPROVAL OF
AGENDA**

Chair Williams called for approval of the agenda.

There were no changes to the agenda.

Motion to approve the agenda as submitted.

M/S: Mandal/Sandhu

AYES: 6

NOES: 0

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VIII.
CONSENT CALENDAR

Chair Williams asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

Mr. Lindsay recommended that Agenda Item No. 2 (Conditional Use Permit Amendment No. UA2007-25, "S" Zone Amendment No. SA2007-56, Centria Project Sign Program) be added to the consent calendar because it is a very clear cut item.

Motion to add Item No. 2 to the consent calendar.

M/S: Sandhu/Mandal

AYES: 6

NOES: 0

Chair Williams opened the public hearing on Consent Item Nos. 2, 3 and 4.

There were no speakers from the audience.

Motion to close the public hearing on Consent Item Nos. 2 and 3 and continue Item No. 4 to the January 23, 2008 meeting.

M/S: Sandhu/Tabladillo

AYES: 6

NOES: 0

Motion to approve Consent Item Nos. 2, 3 and 4.

M/S: Mandal/Sandhu

AYES: 6

NOES: 0

***2 CONDITIONAL USE PERMIT AMENDMENT NO. UA2007-25, "S" ZONE AMENDMENT NO. SA2007-56, CENTRIA PROJECT SIGN PROGRAM:** A request to amend a previously approved Conditional Use Permit and "S" Zone review for the Centria Sign Program located at 1101 South Main Street. *(Recommendation: Approval Subject to Findings and Conditions of Approval)*

***3 TIME EXTENSION NO. TE2007-23:** A request for a one time 18-month extension for a previously approved S-Zone Permit (SZ2005-12) for a new single family hillside residence located at 1000 Piedmont Road. *(Recommendation: Approval Subject to Findings and Conditions of Approval)*

- *4 "S" ZONE APPLICATION NO. SZ2007-18, USE PERMIT NO. UP2007-0002 AND VESTING TENTATIVE MAP NO. MI2007-0001:** A request for a 397-unit apartment project in three buildings located on 5.9 acres at 1504 -1620 South Main Street. The project would provide studio, one and two-bedroom apartments in four-story buildings. The Use Permit application requests (1) to exceed the height limits of five stories with the 6.5 story garage in Building One, (2) reduce front and street side building setbacks and (3) reduce required parking by 19 spaces. The Vesting Tentative Map is for condominium purposes and provides public streets and three privately owned parcels. The tentative map would vest the applicant with the ability to convert the apartment project to condominiums at an undetermined date in the future. *(Recommendation: Open the public hearing and continue to the January 23, 2008 meeting)*

IX. PUBLIC HEARING

1. CONDITIONAL USE PERMIT NO. UP2007-34

Judie Gilli, Project Planner, presented a request to locate a 1,300 square foot nursing school located at 238 South Hillview Drive. Ms. Gilli recommended approval subject to findings and conditions of approval.

Vice Chair Mandal asked what kind of training will the nursing school provide? Ms. Gilli said the training school will certify students to be nursing assistants.

Commissioner Ciardella asked if there is on street parking and Ms. Gilli said yes.

Commissioner Sandhu asked if the school is recognized by the government and Ms. Gilli deferred the question to the applicant.

Chair Williams introduced the applicant.

Patricia Zarate, Director of Nursing, 120 Corning Avenue, Milpitas, said the curriculum is designed to train students to become certified nursing assistants and is approved by the Department of Health Services and secondary education. The school is also inspected annually to ensure that their curriculum meets the requirements of the government.

Commissioner Sandhu asked if the nursing school is comparable to Heald College? Ms. Zarate said the program consists of 150 hours of training, 100 hours are spent in a clinical facility and 50 hours are spent in the classroom. The school will be in a classroom setting with a portion set aside for beds and a small laboratory.

Commissioner Sandhu asked what are the pre-qualifications for students. Ms. Zarate said the students should understand reading comprehension, be physically fit and pass fingerprint clearance.

Vice Chair Mandal asked if there are other locations. Ms. Zarate said they used to be located on Abel Street in Milpitas, moved to Santa Clara, and are now moving back to Milpitas.

Commissioner Tabladillo asked how many students will attend each session. Ms. Zarate said there will be approximately 35 students in the morning classes and 15 to 20 students in the afternoon and weekend classes.

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Commissioner Ciardella asked what is the average amount of students in a class and Ms. Zarate said 20 to 25 students.

Commissioner Ciardella asked if the school is going to encourage carpool since they are only allotted seven parking spaces and Ms. Zarate said yes.

Commissioner Ciardella asked where are all the teachers going to park and Ms. Zarate said they will be able to carpool.

Chair Williams opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

M/S: Mandal/Ciardella

AYES: 6

NOES: 0

Commissioner Tabladillo said she has concerns about parking and does not want to impact the residents.

Chair Williams said there are no residents in that area because it is in an industrial area and there is parking across the street and he is comfortable if there is an overflow.

Motion to approve Conditional Use Permit No. UP2007-34 based on the findings and conditions of approval.

M/S: Tabladillo/Mandal

AYES: 6

NOES: 0

X. NEW BUSINESS

2. CITYWIDE PARKING TASK FORCE

Mr. Lindsay requested that the Planning Commission appoint a member to serve on the Citywide Parking Task Force to review and update the City's parking section of the Zoning Ordinance. He also pointed out that at the last meeting, the Commission requested that parking for medical offices be studied and he confirmed that the parking task force is studying the item. Also, the next meeting is scheduled for Tuesday, January 29th at 6:00 p.m. in the Committee Conference Room.

Commissioner Sandhu nominated Chair Williams to service on the task force. Chair Williams respectfully declined because he will be forming a Subcommittee to look at the Planning Commission bylaws which will involve him and another Commissioner.

Commissioner Sandhu nominated Commissioner Tabladillo. Commissioner Tabladillo respectfully declined because of other responsibilities.

Commissioner Tabladillo nominated Vice Chair Mandal and Commissioner Ciardella seconded the nomination.

Motion to appoint Vice Chair Mandal to the Citywide Parking Task Force.

M/S: Tabladillo/Ciardella

AYES: 6

NOES: 0

**XI.
ADJOURNMENT**

The meeting was adjourned at 7:31 p.m. to the next regular meeting of January 23, 2008. Chair Williams reminded the Commission that the next meeting will begin at 5:30 p.m. because of the American Institute of Architects (AIA) presentation.

Respectfully Submitted,

James Lindsay
Planning & Neighborhood
Services Director

The foregoing minutes were approved by the Milpitas Planning Commission as submitted on January 23, 2008.

Veronica Bejines
Recording Secretary

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